



Bush & Co.



138a Gwydir Street, Cambridge, CB1 2LL

Guide Price £475,000 Freehold



Energy Rating Band D

In brief the accommodation consists of a welcoming entrance hall with stairs rising to the first floor, tiled flooring. The living room has the original cast iron fireplace with tiled surround, exposed wooden floorboards, bespoke storage with shelving above and a large sash window to the front aspect.

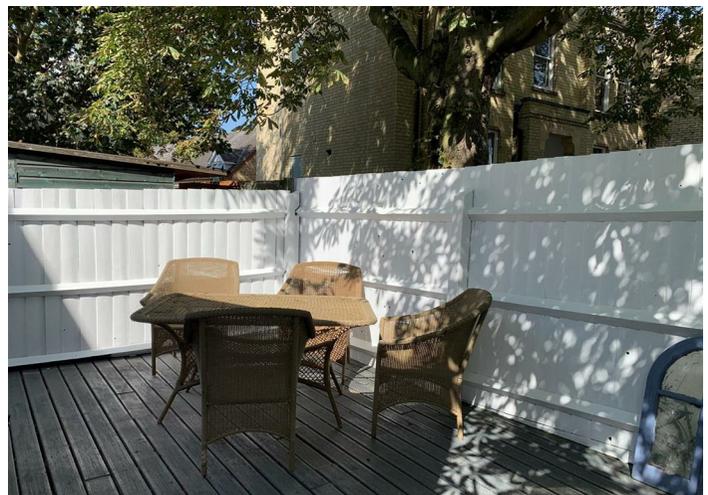
The modern kitchen/dining room has a vaulted ceiling with dual aspect windows, plus 2 Velux windows providing lots of natural light. Fitted kitchen with granite worktop; integrated oven; 4 ring gas hob with extractor above and integrated dishwasher. A part glazed door gives access to the garden.

The contemporary bathroom provides a bath with shower over, basin, WC and finished with floor to ceiling tiling. Cupboards discreetly house the recently replaced combi boiler and the washer-dryer.

On the first floor, there are 2 double bedrooms. The principal bedroom has wooden floorboards, cast iron original fireplace, large storage cupboard, sash window to front aspect. Bedroom 2 is a double with wooden floorboards and sash window to the front aspect.

Outside, there is a private low maintenance courtyard garden that has wooden decking and is enclosed by fencing with secure gate access onto Hooper Street - quickly designated as a one way street as it turns into Kingston Street. As such there is minimal traffic and is very quiet.

This location is highly desirable and within close proximity and walking distance to both the city centre and the railway station. Here you are surrounded by the best selection of independent and local shops and restaurants Cambridge has to offer and all moments away. Further facilities and amenities can be found in the City centre itself. Schooling for all age groups is available locally with both St Matthews Primary School and Parkside College being close by. In addition, residents permit parking is available.



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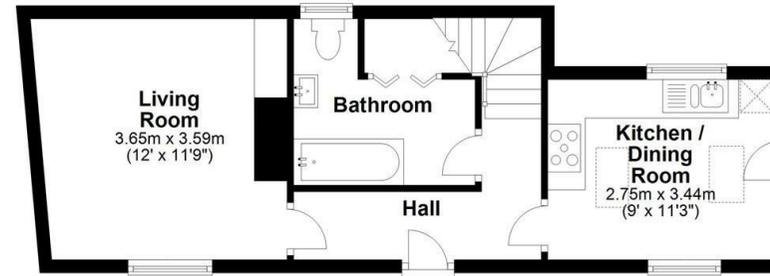
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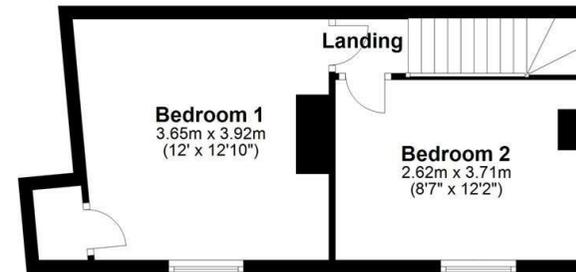
Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.3 sq. feet)



Total area: approx. 65.8 sq. metres (708.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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